

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Commissioner _____

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF SIX (6) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0204, 0306, 0403, 0404, AND 0405, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$66,500.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER MATT KUHN.

WHEREAS, Shelby County has acquired SIX (6) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0204, 0306, 0403, 0404 and 0405, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said SIX (6) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned SIX (6) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0204, 0306, 0403, 0404 and 0405, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$66,500.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of SIX (6) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0204, 0306, 0403, 0404 and 0405. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these SIX (6) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

Quit Claim Deeds

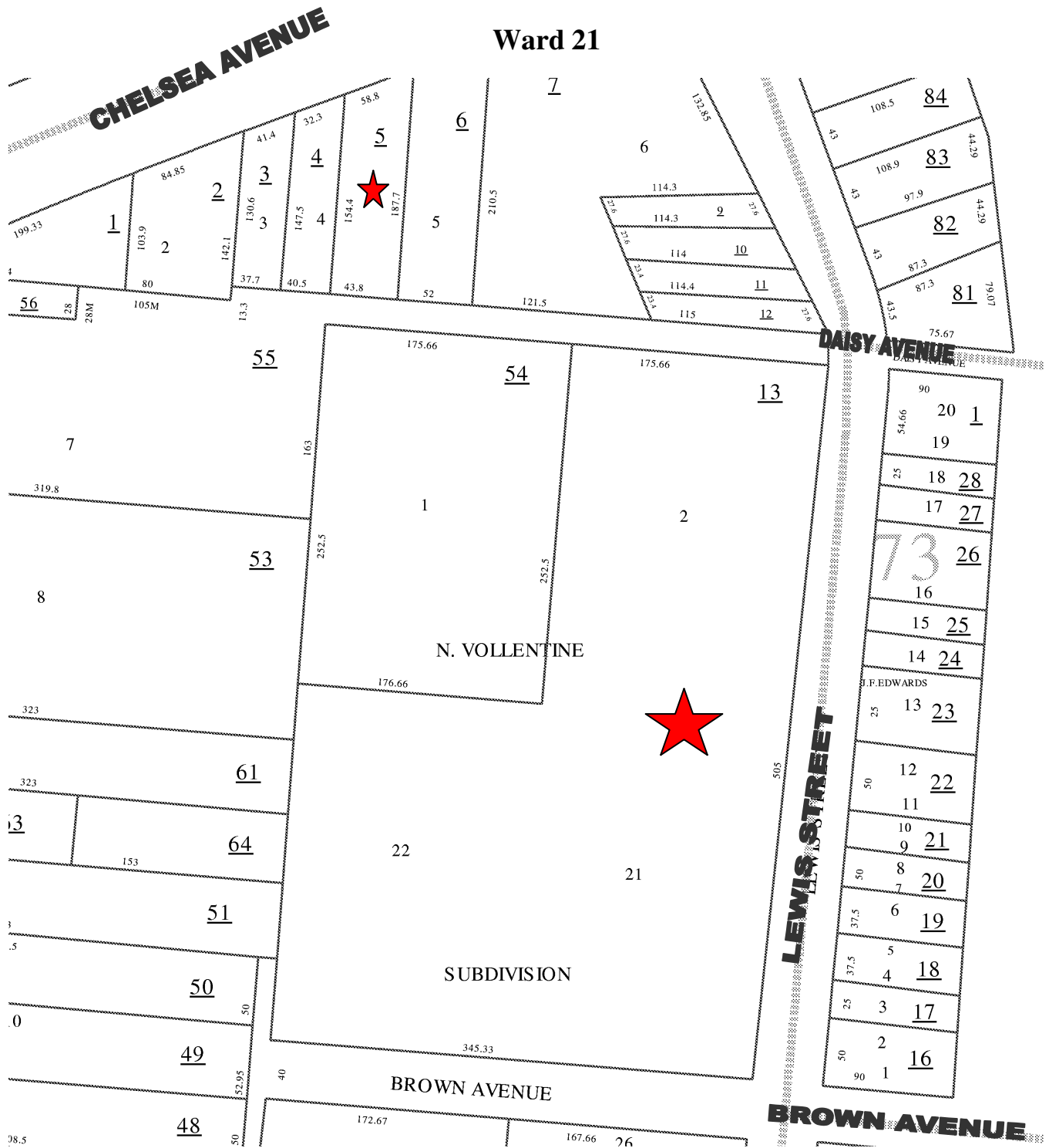
IV. Additional Information Relevant to Approval of this Item

EXHIBIT "A"									
Exhibit #	Tax Sale	WBP	Address Lot Size	Zoning Code	Total Taxes And Fees	Purchaser	Evaluation	Sales Price	Planned Use
1447	0405	02104700000050	Chelsea Ave. 58' x 154'	C-H	\$4,636.66	Memphis Auto Parts & Salvage, Inc.	\$4,000.00	\$2,000.00 Vacant Lot	Investment Property
1754	0405	021047000000130	647 Brown Ave. 345' x 505'	C-H	\$91,967.06	Memphis Auto Parts & Salvage, Inc	\$50,000.00	\$49,000.00 Comm. Bldg.	Investment Property
4579	0403	035065000000360	1596 Arkansas St. 50' x 93'	RS-6	\$7,991.04	Bobbie F. Howard	\$3,000.00	\$5,600.00 Bid Off/House	Investment Property
15995	0306	070058000000010	1647 Winston Dr. 76' x 208'	RS-6	\$4,406.94	Tommy Pruitt	\$5,000.00	\$3,500.00 Vacant Lot	Investment Property
13035	0204	07501800000046C	3066 Green St. 70' x 204'	R-D	\$13,046.05	Jonathan Lewis & Clifford Lewis	\$4,000.00	\$3,000.00 House	Investment Property
12848	0404	075171000000090	4797 Manson Rd. 70' x 200'	RS-6	\$4,715.56	Lashawn Conner	\$4,000.00	\$3,400.00 Bid Off/House	Investment Property

6 Properties

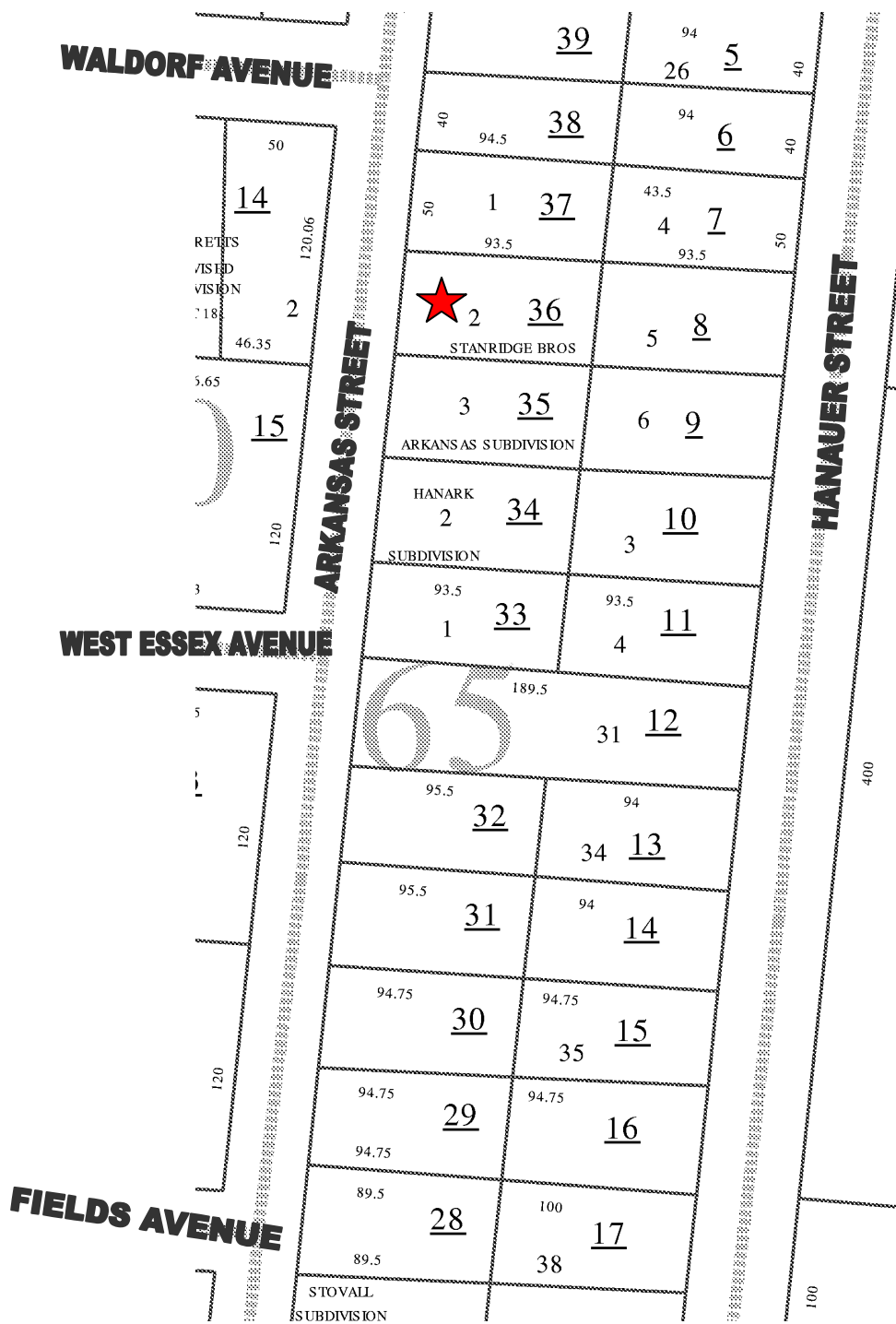
Total \$66,500.00

Ward 21



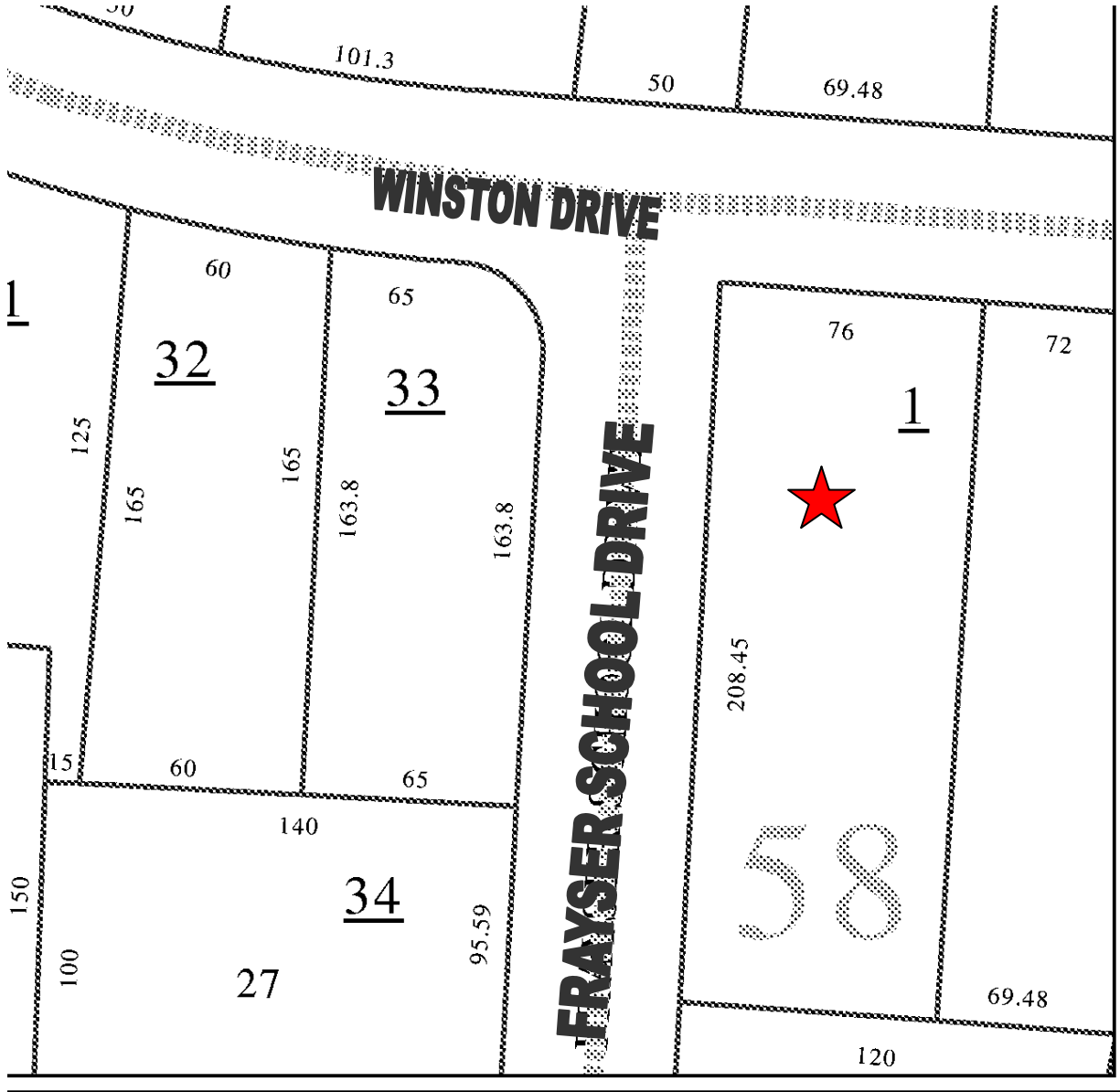
021 0470 0 00005 0 / 021 0430 0 00013 0

Ward 35



035 0650 0 00036 0

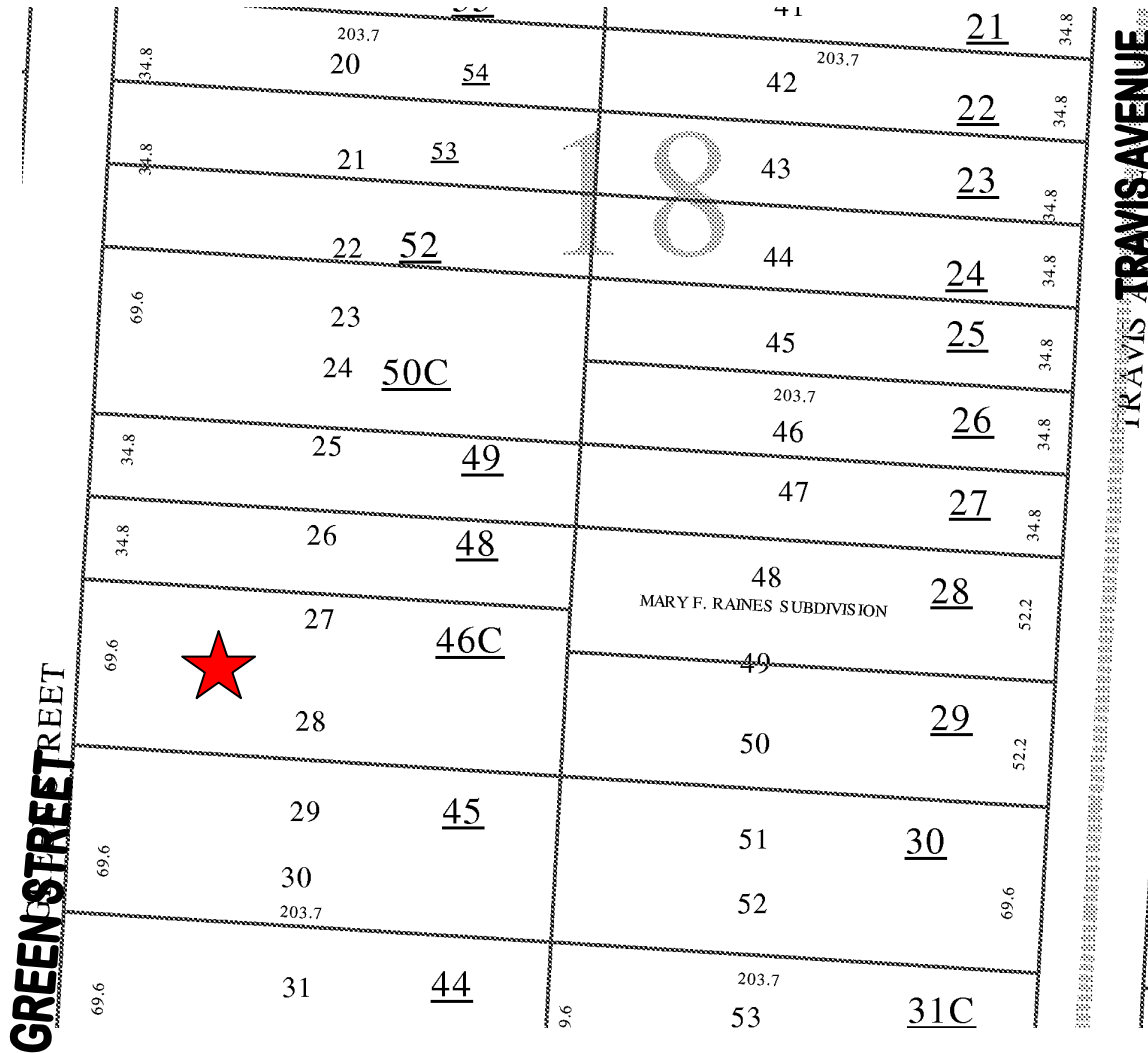
Ward 70



070 0580 0 00001 0

Ward 75

PEEBLES ROAD



NONCONNA AVENUE

075 0180 0 00046 C

Ward 75

35
WESTWOOD ADDITION
PB. 10, PG. 26



075 1710 0 00009 0